

COUNCIL CHAMBERS CITY COUNCIL
CITY HALL - CITY OF LODI
August 16, 1950

This regular meeting of the City Council of the City of Lodi was called to order by the Mayor at 8:05 o'clock P.M. of Wednesday, August 16, 1950; Councilmen Bull, Haskell, Preszler, Rinn and Tolliver (Mayor) present, none absent.

The minutes of the previous meeting, held August 2, 1950 were approved as written, copies having been furnished Councilman on August 10th.

A public hearing, as ordered July 19th, under the provisions of Section 5 of the "Housing and Rent Control Act of 1950" as to the necessity for continuance of rent control in Lodi.

Publication of "Notice of Public Hearing, Rent Decontrol" was proven by affidavits of the principal clerks of the publishers of The Lodi Times and the Lodi News-Sentinel and Mayor Tolliver declared the meeting open for the reception of evidence for or against decontrol of rents in Lodi. Mayor Tolliver invited the representative or representatives of landlords first to submit facts as to existing vacant rental premises. E. E. Looser, claiming to be chairman of Lodi Realty Board's committee on a housing vacancy survey submitted seven card forms which he said was an incomplete report, representing seven premises available for rental, also a list of purported available vacant rentals which together with his cards and some reported from the audience present brought the total to twenty-three.

PUBLIC
HEARING
ON RENT
DECONTROL

Councilman Haskell requested that the Mayor clearly define the position of the City Council in this matter and at the direction of the Mayor, City Manager Waller reviewed the pertinent provisions of the rent control act, stating that the City Council cannot consider personal hardships or inequalities in the administration of the act, its province is confined to a determination that the available rental housing in Lodi is sufficient to justify the removal of rent control.

Mr Don Barnett of the Office of Price Administration, Rent Control, testified that his office records showed 2351 premises in Lodi offered for rent.

In answer to an appeal from the Mayor to tenants present, Mr Everett Babcock addressed the landlords present but spoke only on the prospective effect on laboring persons if rents were hiked after decontrol. Several landlords present stated that they had no intention of raising rents but desired to be free of the nuisance and inconvenience of handling rentals through the rent control office and also have their right to evict an undesirable tenant restored.

Councilman Rinn again reminded the audience that there must be a finding of fact that the question before the Council has been answered with evidence that the percentage of vacancy in available rental housing is such as to make the decontrol of rents advisable. He cited decontrolled cities where the vacancy factor ranged from 6% to 7% while the showing in Lodi made at this meeting is about 1%. B.E. Porter claimed that the places showing such high vacancy factors are located where temporary war time housing units and federal housing projects exist while Lodi, being primarily a city of home owners, would suffer with a much smaller factor of vacancy.

Several owners of rental properties addressed the Council, mostly on the application of rent control regulations, not speaking to the pending question. Mayor Tolliver then asked both sides to prepare and submit through authorized representatives, arguments for or against rent control at a later meeting. Councilman Haskell moved, Bull second, that this hearing be continued to a meeting to be held September 6, 1950 for reception of further evidence. Motion carried and the City Council proceeded to the regular order of business.

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Report of the City Manager:

OPENING DATE
AUTOMOTIVE
BIDS EXTENDED
FROM AUG 14
TO SEPT 6.

Several prospective bidders having requested more time in which to prepare bids on the pick up truck and four sedan type automobiles advertised for reception of bids on August 14th., the time for the reception of bids was extended to September 6th as recommended by the City Manager and the specification for the pick up truck amended by the elimination of the words " Spare tire to be mounted on the side " so as to allow proposals from dealers of vehicles whose trucks mount the spare tire at other than side locations.

LAKE & CROSS
SEWER PIPE
AWARDED BY
RESOLUTION
NO. 1549

Mr Weller submitted a tabulation of bids received August 14th for pipe and its installation on the Cross and Lake Street Storm Sewer project, recommending that award be made to J. W. Lambert Concrete Pipe Company for all sizes of sewer pipe and that the only bid on installation of the pipe, that of Louis Biasotti & Son be rejected as to far in excess of the City Engineer's estimate. Recommendation approved and award made by the adoption of RESOLUTION NO. 1549 " AWARDING CONTRACT FOR CONCRETE SEWER PIPE; REJECTING BID FOR INSTALLATION THEREOF AND FINDING THAT INSTALLATION CAN BE MORE ECONOMICALLY PERFORMED BY DAY LABOR " passed by the following vote:

AYES: Councilmen, Bull, Haskell, Preszler, Rinn and Tolliver.

NOES: Councilmen, None. ABSENT: None.

AWARD OF
GOLF RANGE
CONCESSION

An informal bid, the only one received, submitted to the Director of Recreation, for the privilege of conducting a golf driving range on the grounds of Lodi Grape and Wine Festival, was accepted and the City Manager directed to have an agreement with this bidder, Delbert Hamphill, for the concession, the Mayor to sign the agreement on deposit of \$900.00 by Hamphill as advance on his 10% payments for conducting this range. Motion Councilman Rinn, Haskell second.

CORINTH
SEWER
AGREEMENT
AUTHORIZED

On motion of Councilman Bull, Preszler second, Mayor Tolliver was directed to sign an agreement on behalf of the City for extension of sanitary sewers to Corinth Tract, after the agreement was explained in detail by the City Manager.

BOARD OF
APPEALS

Appointment of a successor to Mr Geo. L. Weissner as a member of the Board of Appeals established by the Uniform Building Code was deferred to the September 6th meeting.

SPECIFICATIONS
ADOPTED FOR
2200' 42" &
2090' 30"
SEWER PIPE.
RES.1550

Specifications for the purchase of 2200 feet of 42 inch sewer pipe and 2090 feet of 30 inch pipe for installation in the Kettleman Lane and North Stockton Street Storm Sewers were approved and advertisement for sealed bids ordered by the adoption of Resolution No. 1550, introduced by Councilman Rinn and seconded by Councilman Preszler by the following vote:

AYES: Councilmen, Rinn, Preszler, Bull, Haskell and Tolliver.

NOES: Councilmen, None. ABSENT: None.

ORDINANCE 429
INTRODUCED

ORDINANCE NO. 429 - " ADOPTING SPECIFICATIONS AND REGULATIONS FOR INSTALLATION OF SIDEWALKS, CURBS AND GUTTERS IN THE CITY OF LODI " was introduced on motion of Councilman Haskell, Bull second, read and explained by the City Manager, and by the same motion, ordered laid over for not less than five days. Motion carried by unanimous vote.

ORDINANCE 430
ADOPTED.

ORDINANCE NO. 430 - " REQUIRING PERMITS FOR CONDUCTING PLACES OF PUBLIC ASSEMBLY IN TENTS OR IN OPEN SPACES AND FOR THE USE OF OPEN SPACES FOR LIVING PURPOSES IN THE CITY OF LODI " was submitted by the City Manager and the necessity thereof explained by him after reading the ordinance. Councilman Haskell moved adoption as an emergency ordinance to take effect immediately. Councilman Rinn seconded this motion and the ordinance was

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then passed, adopted and ordered to print by the following vote:

AYES: Councilmen, Haskell, Rinn, Bull, Preszler and Tolliver.

NOES: Councilmen, None. ABSENT: None.

Mayor Tolliver then signed Ordinance No. 430 in approval thereof.

STREET TREES
DAMAGING TO
SIDEWALKS

Mayor Tolliver suggested that the City adopt some regulation governing the planting of trees between the curbing and sidewalks or so near to the walks that tree roots raise and break walks and curbs. The City Clerk stated that the City Planning Commission desired some jurisdiction over tree removal and it might to embody regulations as to tree planting with the Commission's request when submitted.

ZONING OF
HORTON ADDN.
SET FOR
HEARING

Recommendations of the City Planning Commission as to the initial zoning of properties comprising " Horton Addition " met concurrence of the City Council and a public hearing was ordered held September 6, 1950 before the Council on zoning the first 200 feet in depth as commercial property and the remaining 170 feet for multiple family residences.

ORDINANCE 428
INTRODUCED
LODI AVE
BLDG. LINE

After receiving testimony and reviewing a diagram of the portion of West Lodi Avenue on which a building set back line is to be established west of Hutchins Street, it was ordered that this building line be set at 37 feet South of the north line of Section 11, T3N, R6E by the introduction of ORDINANCE NO. 428 - " ESTABLISHING A BUILDING SET BACK LINE ON LODI AVENUE (SARGENT ROAD) WEST OF SOUTH HUTCHINS STREET " . This ordinance introduced by Councilman Bull, Haskell second, and by the same motion ordered laid over to the next Council meeting held after five days.

SIDEWALK
WIDTHS

In connection with the introduction of the above ordinance, Councilman Haskell suggested that a study be made looking to the establishment of sidewalk widths, particularly in commercially zoned districts.

MEHRER & SON
APPLICATION
BUS FARE
INCREASE

Mehrer and Son, grantee under the bus line franchise granted by Ordinance No. 415, applied by letter, accompanied by their July operating balance sheet, for a fare increase from 10¢ to 15¢. Application set for informal public hearing September 6th with suggestion that grantee investigate issue of commuting and childrens tickets.

LIQUOR &
ROOMING
HOUSE
PERMITS.

Notices of applications for alcoholic beverage licenses at 23 N. Cherokee Lane and at 112 N. Sacramento Street were received from the State Board of Equalization, also the application of Margaret O'Brien for a permit to conduct a rooming house at 118 1/2 N. Sacramento Street, (Plaza Rooms) No objections offered, the Chief of Police reporting favorably.

CLAIMS

Claims in the amount of \$93,014.50 approved by the City Manager were ordered paid

ADJOURNMENT

At 10:35 P.M. the City Council adjourned on motion of Councilman Bull.

Attest:


City Clerk

Copies of above minutes mailed each Councilman Aug. 23 1950.